

deviate from the open space requirements in Table 143-04B and Section 143.0450(c)(1).

- (5) Increased *density* rural cluster *developments* that are not visually or physically connected to a planned or existing open space system or an environmental resource corridor shall incorporate a design that maximizes open space opportunities consistent with the open space requirements of the applicable *land use plan*.
- (6) Recreational facilities shall be designed to serve only the occupants and guests of the planned *development*. However, within the future urbanizing area and outside the Coastal Overlay Zone, golf courses open to the public and their customary incidental, supportive facilities (excluding lodging facilities) need not be restricted provided that a permanent and irrevocable open space easement is established that covers the area of the golf course. A golf course open to the public shall mean a public golf course or a private golf course on public or private land that is open to the public on a daily fee basis or that offers memberships to the public.
- (7) Except within the Coastal Overlay Zone, the area of a golf course meeting the criteria of Section 143.0450(c)(6) may be used in the calculation of total required open space.

(d) Affordable Housing Requirement for Increased *Density* Rural Cluster *Development*:

In the AR-1-1 and OR-1-2 zones within the future urbanizing area, Planned Developments using the increased *density* rural cluster alternative are required to provide housing units within the *development*, that are affordable to *low income families*, as certified by the San Diego Housing Commission.

- (1) The affordable housing obligation may be fulfilled by one of the following:
 - (A) A set-aside of no less than 20 percent of the units for occupancy by, and at rates affordable to, *families* earning no more than 65 percent of the median area income, adjusted for *family size*; or
 - (B) A *dedication* of developable land of equivalent value.

- (2) Affordable housing shall be appropriately designed and integrated into the overall *development* plan.
 - (3) *Development* incentives available through government programs, including a *density* bonus in accordance with Chapter 14, Article 3, Division 7 (Affordable Housing Density Bonus Regulations), where appropriate, may be used to meet all or a portion of this obligation.
 - (4) Units restricted under this section shall remain affordable for the remaining life of the housing unit, which is presumed to be a minimum of 55 years.
- (e) Subarea Plan Requirement in the North City Future Urbanizing Area
- (1) Within the North City Future Urbanizing Area as defined by the Progress Guide and General Plan, a subarea plan shall be prepared pursuant to the General Plan. The subarea plan shall be developed consistent with the North City Future Urbanizing Area Framework Plan, as approved by the California Coastal Commission on May 14, 1993. Alternatively, the *applicant* must demonstrate that, at a minimum, all public facilities within the subarea (as designated by the Progress Guide and General Plan) have been sited; a Purchase Agreement for the public facility sites has been completed; mixed use centers within the subarea have been sited; the *street* system to access the mixed use centers and public facilities has been aligned; a financing plan for the project area, subarea, or larger planning area has been completed; and open space boundaries have been refined if the project deviates from the environmental tier boundaries shown in the Progress Guide and General Plan.
 - (2) Except within the Coastal Overlay Zone, Section 143.0450(e)(1) shall not apply to any project for which an application was *deemed complete* on or before December 10, 1990, and which includes a golf course that is open to the public provided, however, that any such project shall fully participate in the Public Facilities Financing Plan, Interim Fees, and the *school* Facilities Master Plan, and that a development agreement shall be executed for the project.

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